



CITY OF
ISSAQUAH
WASHINGTON

Development Services

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Issaquah, WA 98027
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issaquahwa.gov

July 5, 2013

Wes Collins
Deputy Chief of Planning
Eastside Fire and Rescue
175 Newport Way NW

**Subject: Eastside Fire Storage Shed
175 Newport Way NW
File No. ASDP13-00008**

Dear Mr. Collins:

Enclosed is the City of Issaquah's recently finalized "Notice of Decision" approving your above referenced project with conditions. The City's conditions of approval are under the section "Decision Made" and the explanation for conditions is under the section "Reasons for Decision."

This Notice of Decision is not final approval of the project. The Building Permit and Public Works Permit are still required. Please contact the Permit Center at 837-3100 if you have questions about how to proceed with your project. Please also be advised that additional conditions may be required in accordance with other City permits.

This decision can be appealed. Appeals of this decision shall follow the procedures set forth in IMC 1.32 and shall be heard by the City's Hearing Examiner. A letter of appeal shall include the reason for the appeal along with a filing fee of \$303.90, which is required of appeals. All appeals shall be filed with the Permit Center of the Development Services Department by 5:00 p.m. on July 22, 2013. Please contact the Permit Center at 837-3100 for further information of the appeal procedure.

Thank you very much, and best of luck with your project.

Sincerely,

DEVELOPMENT SERVICES DEPARTMENT

Christopher J. Wright
Project Oversight Manager

CW/cw

Attachment: Notice of Decision for ASDP13-00008

cc: David Favor, Deputy Director
Lucy Sloman, Land Use Manager
Project File

**CITY OF ISSAQUAH
DEVELOPMENT SERVICES DEPARTMENT
ADMINISTRATIVE REVIEW**

NOTICE OF DECISION

TO: Wes Collins
Deputy Chief of Planning
Eastside Fire and Rescue
175 Newport Way NW

SUBJECT: Eastside Fire Storage Shed
175 Newport Way NW
File No. ASDP13-00008

DECISION DATE: July 5, 2013

REQUEST: An Administrative Site Development Permit (ASDP) application to construct a 4,896 square foot post frame storage shed and a 1,200 square foot open covered parking area. The building and parking will be constructed on an existing gravel parking area. There will be no change to the impervious surface on the site and the structures will allow activities and storage that is currently taking place in the open gravel area to be enclosed and protected.

LOCATION: 175 E. Newport Way NW. See Vicinity Map, Exhibit No. 2.

DECISION MADE: On July 5, 2013, the Development Services Department conditionally approved the Administrative Site Development Permit for the above proposal. Approval of this application is based on the submittal of May 7, 2013, and is subject to the following conditions:

1. Prior to construction, a Building Permit is required to be obtained from the City of Issaquah Building Department (currently pending, BLD13-00230).
2. A foundation soils report by a licensed WA state geotechnical engineer will be required for the Building Permit. A peer review of the submitted soils report by a second engineer may be required.
3. During construction, the contractor/owner shall report a suspected release of contamination to the Department of Ecology and the City of Issaquah within 24 hours and investigate the suspected release in accordance with the requirements of WAC 173-340-300.
4. No trees or vegetation shall be removed as a result of the construction, without prior approval from the Development Services Department.
5. Mitigation measures established in the Mitigated Determination of Nonsignificance shall be met. The mitigation is, as follows:

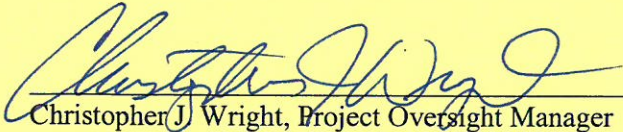
The applicant should mitigate for potential impacts on public services with a voluntary contribution for the General Government Buildings and Police Mitigation Fees. The Mitigation Fee costs shall be based on the new building area and approved in the

Building Permit application. The applicant should pay the voluntary contribution prior to issuance of building permits.

6. Any new exterior lights shall meet the lighting standards of IMC 18.07.107.

REASONS FOR DECISION:

1. The property is currently zoned "CF-F", Community Facilities-Facilities, according to the City's Zoning Map. Fire Stations are a permitted use in that zone.
2. The construction in the CF-F zone was determined to require a Level 2 Review (Administrative Site Development Permit with neighbor notification) in accordance with IMC 18.04.400 (M).
3. Notice of the proposed project was mailed to adjacent property owners on June 14, 2013, with a two-week public comment period ending on June 28, 2013. One written (Email) comment was received. The comment, on file, was related to previous and future uses of the Eastside Fire and Rescue site and not the proposed project in particular. The applicant, Eastside Fire and Rescue responded to the concern.
4. The development standards associated with the Multifamily-Medium Density (MF-M) zoning apply to this site. The proposed project meets the development standards with regard to setbacks, building height and parking. The existing site is nonconforming with regard to impervious surface coverage, and there will be no increase in the amount of impervious surface with this proposal.
5. A Building Permit and a Public Works Site Work Permit is required for the additional structures. These permit applications have been submitted, BLD13-00230 and PUB13-00062.
6. A Mitigated Determination of Nonsignificance (MDNS) was issued for the project on June 19, 2013, with the two-week public comment period ending on July 3, 2013. No public comments were received. Findings of the MDNS include:
 - 1) The proposed building addition would be located over existing compacted gravel surface area and therefore would not impact vegetation or natural features.
 - 2) There is a steep slope area (over 40%) off-site to the west of the subject site. The proposed buildings would be setback 65 feet from the base of the steep slope, meeting the steep slope buffer standard in the Critical Areas Regulations, a 50-foot buffer plus a 15-foot building setback.
 - 3) Stormwater from the building roofs would be directed to drywells for stormwater infiltration, minimizing surface runoff and providing aquifer recharge.
7. The ASDP project application and plans were routed to all project reviewing departments and divisions, and their comments and concerns have been addressed in this Notice of Decision.


Christopher J. Wright, Project Oversight Manager

7/5/13
Date Signed

CW/cw

EXHIBIT LIST:

1. File and Application, ASDP13-00008.
2. Vicinity Map.
3. Plans and Elevation, received May 7, 2013.
4. Mitigated Determination of Nonsignificance, issued June 19, 2013.
5. Proposed Color Samples, received May 7, 2013.
6. Arial Photograph of Existing Site
7. Email from Radek Novotny to Christopher Wright, dated June 28, 2013.

